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Electronic Registration Systems, Inc.
 9 *& Federal National Mortgage*
Association d/b/a Fannie Mae

11 UNITED STATES DISTRICT COURT

12 DISTRICT OF NEVADA

13 BLAINE YAMAMOTO, an individual

14 Plaintiff,

15 v.

16 HOMEOWNERS FINANCIAL GROUP
 USA, LLC an Arizona limited liability
 17 company; JULINE CHUTUK, an individual;
 BRIAN ESPOSITO, an individual; GEICO
 18 INSURANCE AGENCY, LLC, a foreign
 limited liability company; SPECIALIZED
 19 LOAN SERVICING, LLC, a foreign limited
 liability company; MORTGAGE
 20 ELECTRONIC REGISTRATION SYSTEMS,
 INC., a Delaware corporation; FEDERAL
 21 NATIONAL MORTGAGE ASSOCIATION
 d/b/a FANNIE MAE, a corporation chartered
 22 by the U.S. Congress; DOES 1-10, inclusive;
 ROE ENTITIES 1-10, inclusive,

23 Defendants.
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CASE NO. 2:23-cv-01142-APG-BNW

**STIPULATION AND ORDER TO
 EXTEND TIME FOR DEFENDANTS
 SPECIALIZED LOAN SERVICING,
 LLC, MORTGAGE ELECTRONIC
 REGISTRATION SYSTEMS, INC.
 AND FEDERAL NATIONAL
 MORTGAGE ASSOCIATION TO
 RESPOND TO PLAINTIFF'S
 COMPLAINT**

(Sixth Request)

25 On December 12, 2023, this Court entered an order granting a stipulation to
 26 stay this case for 60 days while the parties engaged in settlement discussions. [ECF
 27 No. 44]. Prior to the granting of this stay, the deadline for Defendants Mortgage
 28 Electronic Registration Systems, Inc., Federal National Mortgage Association d/b/a

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1 Fannie Mae, Specialized Loan Servicing, LLC, and Homeowners Financial Group
2 USA, LLC (collectively, “Defendants”) to respond to the Complaint filed by Plaintiff
3 Blaine Yamamoto (“Plaintiff”) had been December 11, 2023.

4 As the stay will be automatically lifted on February 12, 2024, counsel for
5 Defendants and counsel for Plaintiff hereby stipulate and agree that Defendants shall
6 have up to and including March 1, 2024, to answer or otherwise respond to Plaintiff’s
7 Complaint.

8 Although the parties were unable to settle this case during the pendency of the
9 stay, the parties remain actively engaged in settlement discussions and continuing
10 toward an early resolution of this case. Further, a decision by this Court regarding
11 removal remains pending. [See ECF No. 24]. A further extension will ensure that, if
12 the parties do not reach a settlement, any response to the complaint is filed in the
13 correct action.

14 This is the sixth request to this Court for such an extension, and it is made in
15 good faith and not for purposes of delay.
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DATED this 9th day of February, 2024.

BALLARD SPAHR LLP

ARMAND LAW GROUP

By: /s/ Madeleine Coles

By: /s/ Armand Fried

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*Attorneys for Defendant Homeowners
Financial Group USA, LLC, Juline
Chutuk, and Brian Esposito*

ORDER

IT IS SO ORDERED:

UNITED STATES MAGISTRATE JUDGE

DATED: 2/12/2024